



Town of Carlisle

MASSACHUSETTS 01741

Office of PLANNING BOARD

MINUTES

Meeting of November 25, 1985

Present: Sillers, Leask, Sherr, Chaput (acting chairperson), Davis and Clarke
Raftery after 9:45 P.M.

The meeting was called to order at 8:10 P.M.

Correction to Minutes of November 11, 1985

The Minutes of the November 11 meeting were read and approved with one minor correction. Page 3, last item . . . Baran, Cross Street - middle line, change "since on house . . ." to "since one house . . .".

Public Hearing - Common Driveway, Gould Property off North Road

The Public Hearing opened at 8:15 P.M. Discussion was led by Bill McNary. The driveway is about 2000 feet long, 12 feet in width with 2 foot shoulders and swales as requested. Driveway crosses wetland and has been before the ConsCom. Driveway will not be paved or named. Driveway will cross a small lot that is jointly owned by the two lots served.

Marly Lucier objected to the plan on the basis of possible violation of bylaw regarding three porkchop lots in a row.

Dave Watson also objects on the basis of better use of his land. He recommends the drive on the south (or east) side.

Questions arose as to safety issues regarding visibility on North Road and sharp turns in a common drive over the longer route (off frontage).

Hearing closed at 8:47 P.M. Board to visit the site and make decision at a later meeting.

Continuation of Discussion Re Definitive Plan and Common Drive Plan for Suffolk Lane

Discussion ensued regarding the trail location. Erik Fleming has placed trail in best possible location considering all possible interests. Mr. Rosato objects to any use except footpath. Trails Committee responded saying use will be as is now. Mr. Woodman agreed -- trail now used by people on horses from neighborhood. It was understood from Trails Committee that trail is not to be used by mechanized vehicles.

Motion: To approve the subdivision plan as submitted on September 10, 1985 and revised October 21 and November 21, 1985 with two waivers. 1) To waive the requirement for a bike/footpath adjacent to 24' paving, and 2) Parcel P is not a "reserve strip" as defined under the bylaw. Approval contingent on performance bond being approved by Counsel.

Vote: Five votes for and one abstention (Sillers).

A motion was made to amend the previous motion. It was voted to waive the required 140 feet diameter turnaround and to allow a 100 foot diameter with no center island. (The no center island was approved by the fire and highway departments.)

The amended motion was voted unanimously.

Continuation of Discussion Re Common Driveway Hearing for Suffolk Lane

Discussion centered around the slope on driveway and narrowness at sharp curve at top of steep portion of driveway.

Member Clarke asked for opinion by CV&P and Member Chaput asked that an opinion be given by the Fire Chief and Police Chief.

Hearing continued until next meeting. This portion of hearing ended at 9:55 P.M.

Continuation of Discussion of Preliminary Plan for Subdivision off Morse Road

Discussion was led by Erik Fleming, Developer, and Robert Fleming, Landscape Architect. The subdivision will have 18 lots and road as described in minutes of November 11 meeting. Asking for waiver of minimum centerline curvature radius on proposed road to 160 feet rather than 300 feet as in bylaw. Discussion with abutters. Preliminary plan on file as Elizabeth Ridge. Motion was made to waive Section 4a3b - minimum centerline radius from 300 feet to less than 160 feet for the subdivision plan for Elizabeth Ridge. A maximum speed limit of 25 mph will be imposed. This motion is subject to the approval of the Police and Fire Chiefs.

Vote: Seven in favor.

Hearing on Procedural Rules and Regulations Regarding Special Permits for Common Driveways

The hearing opened at 10:50 P.M.

Opening remarks were made by George Foote. Discussion ensued regarding specifications to getting water off the surface of either paved or unpaved driveways. Hoped CV&P would come up with language. Second point made by George Foote -- cost of driveway under new rules would have a small differential cost over subdivision roads. Suggested a larger lot on longer common drives to help control length of driveway. Suggested that 1000 foot limit be eliminated. Meg Wilson (Concord Journal reporter) has written an article for the Journal stating similar conclusion as presented by George Foote. Tom Raftery suggests that this might be using the common driveway as defacto zoning. Suggest that Fire and Police Chiefs review the driveway within 30 days. Suggested that 1½ inch black top be changed to 2 inches in two courses. CV&P will be asked to comment on the above comments.

Hearing to be left open. It was temporarily adjourned at 11:46 P.M. until December 9.

ANR Plan - Maloney, East Street

Plan showed three lots made from a single lot. It was voted to approve plan.

Discussion of Possible Revocation of Common Driveway for Land Developed by
Braeburn off Martin Street

Grade measured to be about 14-15% rather than 12% approved. Lower drywell is installed 1 - 2 inches above grade and water cannot now run in. Letter to be sent to tell them of Board's displeasure on catch basin installation.

MAGIC

Motion to approve Carlisle portion of MAPC participation to be used in the Minuteman Advisory Group for Interlocal Coordination. Chairman to sign the letter and return.

Crestview Subdivision

Motion to extend the consideration of the Crestview Subdivision to the December 16 meeting. Hearing is set for the 16th.

December meetings will be held on the 9th and 16th.

The meeting adjourned at 12:15 A.M.

Respectfully submitted,

Paul E. Sherr